

TOWN OF SALEM
REGULAR MONTHLY MEETING-SALEM TOWN BOARD
FEBRUARY 08, 2017 MINUTES

Present: Supervisor-Seth M. Pitts; Town Council Members: Bruce Ferguson; Marcus Blanck; Harold Gilchrest; Town Clerk-Patricia Gilchrist

Others Present: Eric Rogers-Water Dep't.; Maurice Patrick-Planning Board; Al Cormier-Historian; Kim Erbe-Planning Board Clerk; Bob Graham-Salem Fire Dep't.; Cait Johnston-Journal Press; Bob Murphy-Barton & Loguidice; Peter Aust-Barton & Loguidice

Absent: Laura Dunham-Town Councilwoman; Joe Boisclair-Highway; Maurice Patrick-Planning Board Chair; Janice Quartararo-Courthouse; Wendy Bordwell-Georgi; DCO-Nancy Quell (Report provided)

Public Present: Cathy McKeighan, Dorothy Beattie; David Higby; Nancy Higby; Tom Tanaka; Jay Bellanca; Beverly Kerr; Linda Marlo

6:30 p.m.-Review of Warrants #2 and Abstract #2 of 2017 for payment.

7:00 p.m.-The regular monthly meeting of the Salem Town Board was called to order by Supervisor Seth Pitts, followed by Pledge of Allegiance. The regular monthly meeting minutes from January 11, 2017, were approved **by a motion from** Councilman Bruce Ferguson, seconded by Councilman Marcus Blanck; passed 4-0 in absence of Councilwoman Dunham. After review of Warrants and Highway Abstract, **motion** made by Councilman Marcus Blanck, seconded by Councilman Harold Gilchrest, to pay **Warrants #2 and Highway Abstract #2 of 2017** as presented; passed 4-0 in absence of Councilwoman Dunham. **Supervisor's Reports** were presented for review and approval; **motion** made by Councilman Harold Gilchrest, seconded by Councilman Bruce Ferguson, to sign and approve the Supervisor's Reports as presented; passed 4-0 in absence of Councilwoman Dunham. **Bank statements** were provided and reviewed by the Board.

DEPARTMENT REPORTS:

Salem Fire Department- Chief Graham reported that there were a total of 7 calls for month of January: 4-Salem (1-MVA; 1-carbon monoxide call; 1-tress & power lines; 1-structure fire)

Mutual Aid-Total of 3 calls-1-Hebron (MVA); 2-Cambridge (1-stand-by; 1-MVA)

Training-Monthly air pack/multi gas meter check; cold water rescue training; quarterly air pack

Meetings-Monthly fire department meeting; Chief & Officer meeting

Total Hours for year-612; report will be filed

Highway- Sup't. Boisclair absent due to recent storms. Crew picking up Christmas trees and stands around former Village area; cut/chipped Scott Lake & Perry Hill; out late sanding due to ice storm on 01/17; sand and plow on 01/18; checked road & sanded icy spots on 01/19 & cleaned trucks; finished cutting/chipping Scott Lake; in early to plow & sand on 01/24 & cleaned trucks; used grader for dirt roads on 01/25; took '98 to Northern for injectors; picked up cold patch & filled holes in Shushan & around town; worked on '92 brakes on 01/26; finished brake work; cold patched holes; Joe took insurance inspector around to all town owned bldgs.. on 01/27; picked '98 up at Northern and worked on gradall on 01/30; in early to plow & sand on 01/31; Worked on gradall; filled pot holes and cleaned trucks; took cylinders to Glens Falls to repack; filled more pot holes on 02/01 & 02/02; worked on gradall on 02/03; took gravel to Beattie Hollow on 02/06; worked around barn; worked on hoses on '98; getting ready for storm; out in evening for icy road; sanded icy spots & cleaned trucks 02/07 & 02/08; report will be filed

Courthouse-Janice absent due to flu.

Georgi Museum-Wendy Bordwell absent with flu. Councilman Gilchrest asked for the Board's approval for Wendy to apply for three more specific grants. **Resolution #22-Motion made by** Councilman Harold Gilchrest, seconded by Councilman Marcus Blanck, giving approval for Wendy to apply for the following grants: Wal-Mart; Stewart's, and Glens Falls National Bank & Trust Company; passed 4-0 in absence of Councilwoman Dunham.

Planning Board-Clerk Kim Erbe reported that a site plan application had been received for construction of a new house on Beattie Hollow Road.

Historian-Al Cormier presented a time table for grant application; need to hire a Records Management Grant writer to apply for the necessary grants, probably at a cost of approximately \$1,500.00. It would probably take approximately two years for notification of the grant after application. Would need a contractor to re-do some of the space for record storage; have a year to complete work after receiving the grant. NYS now required binder storage for Clerk to Supervisor Kathleen Chamber's records; will eventually need boxes, archival materials and shelving.

Historic Preservation Law-Public Hearing on the Historic Preservation Law will be later in agenda.

DCO Report-Nancy Quell absent; had a complaint from resident on Coon Lane regarding neighbor's dogs and is working on it (appearance tickets have been issued). Report will be filed.

Water-Eric Rogers reported that he had shown Councilwoman Laura Dunham around the water barn and answered whatever questions she had. Still 309 meters in service; no new water hook-ups this month; performing regular upkeep/maintenance. Eye wash & fire hydrant checks have been completed; monthly water sample required by DOH met the bacteriological requirements for a public water supply as set forth in the law. Wind storm that called a power alarm and over-voltage well #1 alarm; auto dialer called Eric and he was able to fix the issue. Water to 10 Nichol Street was turned off & 1 water meter freeze-up this month (water was turned off & will be turned back on in Spring; homeowner will fix in Spring). Minor testing equipment was ordered to better monitor the chlorine percentage that is pumped into the lines; did meter reads. One structure fire inside Salem water district; firemen used hydrant #41; hydrant pumped out to winterize it. Water school in Saratoga in April of this year; Travis & Eric will be attending to get needed credits. Water leak/meter repair notices will be mailed out based on the next meter read; has letters already made up. Report will be filed.

COMMUNICATIONS

Supervisor Pitts received communication from DEC re the well that was hit and is now being taken off line.

PUBLIC COMMENT

Flood Mitigation-Tina Fleming asked Supervisor Pitts where that now stands. He reported that he is still talking to Steve but needs to get back with Evan re future plans.

Supervisor Pitts received an e-mail from Kara Lais of Fitzgerald, Morris, Baker & Firth re the Dollar General issue. Her recommendation at this time is that the Board authorize her law firm and Laberge to commence the preparation of the necessary documents to amend the zoning law, which has now been filed with NYS. Kara will reach out to Nicole of Laberge for a cost estimate. A public hearing would have to be scheduled and perhaps one other special meeting would be necessary. Discussion followed, questions were asked but no action was taken.

Sue Clary-Was the zoning law filed with NYS or was the Village's Law filed? The Town's adopted Zoning Law was filed with NYS as Local Law #1 of 2017. The Village's prior zoning law is now out of the picture. Sue feels that the Town needs to slow down whatever process may be developing with Dollar General to look at the bigger picture of what Salem stands for and that the area should not be re-zoned as mixed use.

Jay Bellanca asked the Board if constraints could be put on Dollar General like sidewalk accessibility for pedestrians. Planning Board Clerk Kim Erbe responded that perhaps the Planning Board could put stipulations on what Dollar General wants to do when it goes to Site Plan review, if in fact it goes that route.

UNFINISHED BUSINESS

Main Street Development Grant-Bob Murphy & Peter Aust from Baron & Loguidice gave an in depth slide presentation of the final project for Main Street Development possibilities as a result of many meetings and suggestions from the committee that met over several months to come up with ideas for Salem's Main Street. To help facilitate the planning process, land use and zoning maps were added. Lack of infrastructure was also

an issue, i.e. no sewer, the need for more cross walks and adequate parking, the need for a grocer and speeding on Main Street seems to be a concern. Could change the way parking is currently structured, removal or non-removal of the Archibald Street bridge, Rails to Trails and rain gardens were touched upon. There is a definite lack of employment in the area and the unavailability of enough parking was touched upon. The North/South corridor could use more crosswalks, add winter activities and invest in the local rail station. B & L were thanked for the time spent on the project and presentation that seemed to be well received.

Historic Certified Government Law-Supervisor Pitts read the text of the Resolution regarding the Historic Preservation Law and the setting of the public hearing. **Resolution #23-Motion made by** Councilman Marcus Blanck, seconded by Councilman Harold Gilchrest, to set the public hearing on the Historic Preservation Law for February 28, 2017, @ 6:00 p.m. in the Salem Town Office; 214 Main Street; Salem, NY, and that the Town Clerk shall cause notice of this meeting to be posted and published. **Roll call vote:** Councilman Marcus Blanck-Yes; Councilman Bruce Ferguson-Yes; Councilman Harold Gilchrest-Yes; Councilwoman Laura Dunham-Absent; Supervisor Seth M. Pitts-Yes; passed 4-0 in absence of Councilwoman Dunham. Legal notice has been prepared and will be sent to the Journal Press for publication.

NEW BUSINESS

Easement behind the Health Center-The Town owns the Glens Falls Health Center property at 213 Main Street, located next to a parcel recently purchased by Beaver Kobyluch, LLC known as 217 Main Street (said property currently has no access for maintenance and repairs). Bob Beaver and Paul Kobyluch have approached the Town for a limited easement for ingress and egress across the Town's property only for performing maintenance from time to time on this recently purchased parcel. Said easement would be personal to Beaver Kobyluch, LLC and **not transferrable**. Beaver Kobyluch LLC will have to provide the Town with proof of insurance covering general liability and naming the Town as an additional insured in the form and amount as determined by the Town's insurer. **Resolution #24-Motion made by** Councilman Bruce Ferguson, seconded by Councilman Harold Gilchrest, granting the use of a limited easement by the Town to Beaver Kobyluch LLC as long as the easement is to them only and not transferrable as drawn up by Attorney for the Town, Alan Wrigley. Clerk Gilchrist presented said Resolution #24 to the Board, as well as a copy of the Legal Notice to be put in the paper within ten (10) days of the adoption of this Resolution, and also a copy of the Easement for Access to Premises. Said Resolution #24 is subject to a permissive referendum, time to begin February 09, 2017. **Roll Call Vote as follows:** Councilman Marcus Blanck-Yes; Councilman Bruce Ferguson-Yes; Councilman Harold Gilchrest-Yes; Councilwoman Laura Dunham-Absent; Supervisor Seth M. Pitts-Yes; passed 4-0 in absence of Councilwoman Dunham.

C.T. Male Landfill Project-Resolution #25-Motion made by Councilman Harold Gilchrest, seconded by Councilman Marcus Blanck to instruct C. T. Male to proceed with the process of closing down the well and filing whatever paperwork is necessary with DEC to accomplish the same. Passed 4-0 in absence of Councilwoman Dunham.

Risk Management Inspection-A Risk Management Inspection was made by the Insurance Adjustor and he informed Supervisor Pitts that all Town employees must take sexual harassment classes at some point in the near future. Mr. Spezio conducts the same and Supervisor Pitts will get some dates and times for the employees. The inspector also advised that smoke detectors were needed in the Highway Barn and the Water Barn.

Sewer Study-Senator Betty Little can give \$10,000.00 to the Salem Central School who in turn can turn the money over to the Town to help pay for the sewer study.

Joint Planning Board & Town Board Meeting re Zoning-There will be a joint meeting of the Planning Board and the Town Board after the regular monthly meeting of the Planning Board on February 23, 2017, @ 7:00 p.m. in the Town Office. Nicole Allen from Laberge will be in attendance to explain the zoning process and what steps to take and when.

Resolution #26-Motion made by Councilman Harold Gilchrest, seconded by Councilman Marcus Blanck, for a budget increase to reflect monies received in December from the Glens Falls Foundation for the ramp study at the Georgi Museum as follows:

GM510 Estimated Revenues	\$ 2,000.00	
GM2089 Donations		
GM960 Appropriations		\$ 2,000.00
GM7410.4		

Passed 4-0 in absence of Councilwoman Dunham

Resolution #27-Motion made by Councilman Marcus Blanck, seconded by Councilman Harold Gilchrest, to increase Appropriated Fund Balance for the Georgi due to no revenue being received as follows:

GM599 Appropriated Fund Balance	\$ 4,000.00	
GM960 Appropriations		\$ 4,000.00

Balance on Hand 01/31/2017	\$ 26,534.30
Less: Appropriated Fund Balance	<u>- 16,340.00</u>
Balance to Operate	\$ 10,194.30

Passed 4-0 in absence of Councilwoman Dunham

Motion to Adjourn-Motion made by Councilman Marcus Blanck, seconded by Councilman Harold Gilchrest, to adjourn the regular monthly meeting of the Salem Town Board; passed 4-0 in absence of Councilwoman Dunham; meeting adjourned at 8:45 p.m.

Public Hearing on Historic Preservation-The Public Hearing on the Historic Preservation Law will be held on Tuesday, February 28, 2017, @ 6:00 in the Salem Town Office.

Next Regular Monthly Meeting-The next regular monthly meeting of the Salem Town Board will be held on Wednesday, March 08th, 2017, in the Salem Town Office; review of Warrants #3 & Abstract #3 to begin at 6:30 p.m., regular meeting to begin at 7:00 p.m.

Respectfully submitted:

Patricia A. Gilchrist-Town Clerk
Town of Salem, NY

